





**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

89-505-A

District: 5th Date of Posting: May 24, 1989  
Posted for: Variance  
Petitioner: Edward Sipel, et al.  
Location of property: SE 1/4 of Section 16, T20N, R20E, E11E  
Quarter Road, 16207 Trenton Road  
Location of Sign: In front of 16207 Trenton Road  
Remarks:  
Posted by: J. Robert Haines Date of return: May 26, 1989  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., May 22, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 18, 1989.

THE JEFFERSONIAN  
TOWSON TIMES,

S. Zube Orlov  
Publisher

PO 12519  
NY 128987  
89-505-A  
price \$95.29

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-8833

J. Robert Haines  
Zoning Commissioner

May 5, 1989

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 89-505-A  
SE 1/4 of Trenton Road, 1,000 ft. NE c/l of Old Quarter Road  
16207 Trenton Road  
5th Election District - 3rd Councilmanic  
Petitioner(s): Edward Sipel, et al.  
HEARING SCHEDULED: FRIDAY, JUNE 9, 1989 at 2:00 p.m.  
Variance to permit a 3 ft. side lot line setback and 30 ft. rear lot line setback in lieu of the minimum 35 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
cc: Mr. & Mrs. Sipel  
File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-8833

J. Robert Haines  
Zoning Commissioner

Date: 5/25/89

Mr. & Mrs. Edward Sipel  
16207 Trenton Road  
Uppesco, Maryland 21155

Re: Petition for Zoning Variance  
CASE NUMBER: 89-505-A  
SE 1/4 of Trenton Road, 1,000 ft. NE c/l of Old Quarter Road  
16207 Trenton Road  
5th Election District - 3rd Councilmanic  
Petitioner(s): Edward Sipel, et al.  
HEARING SCHEDULED: FRIDAY, JUNE 9, 1989 at 2:00 p.m.

Dear Mr. & Mrs. Sipel:

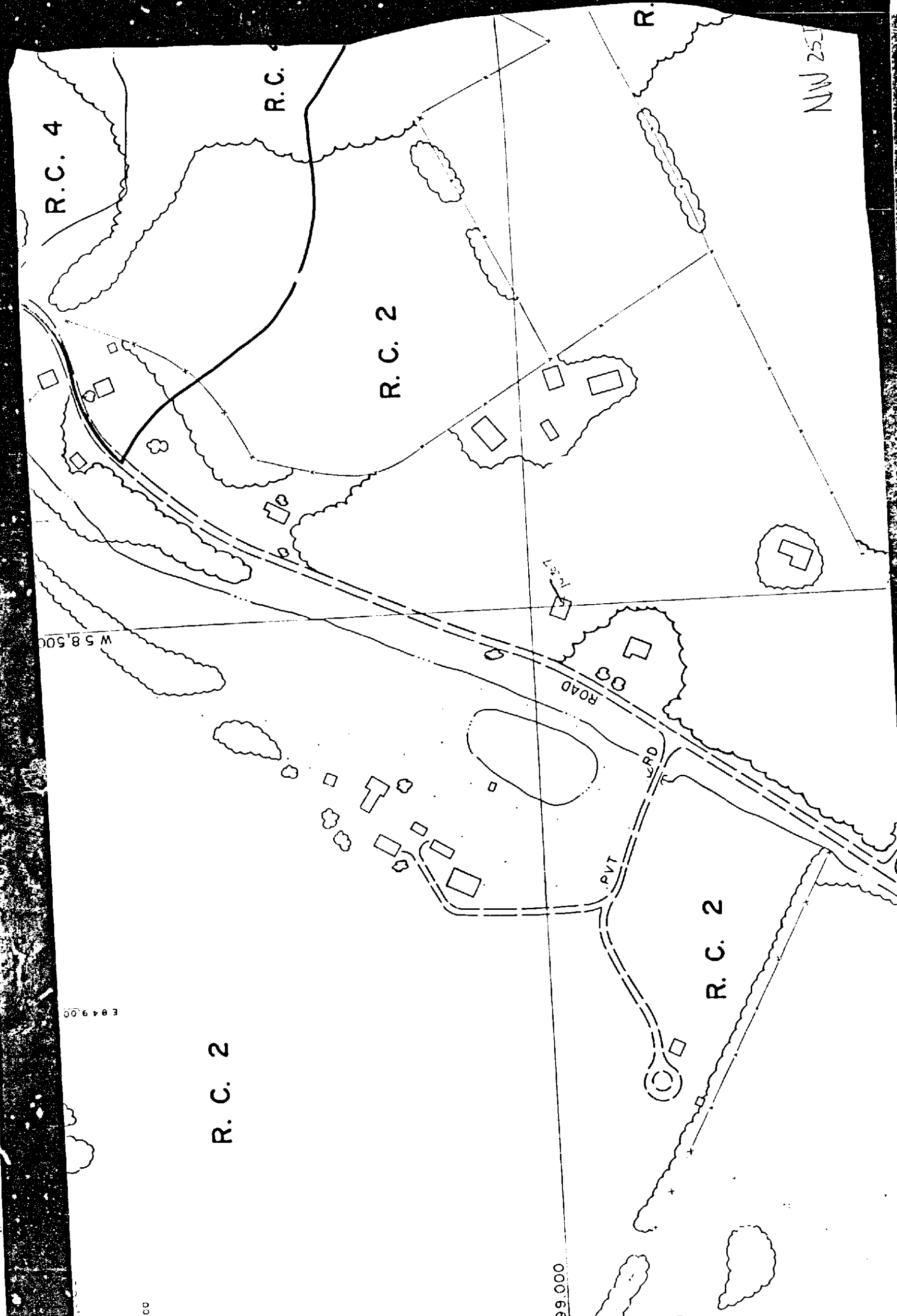
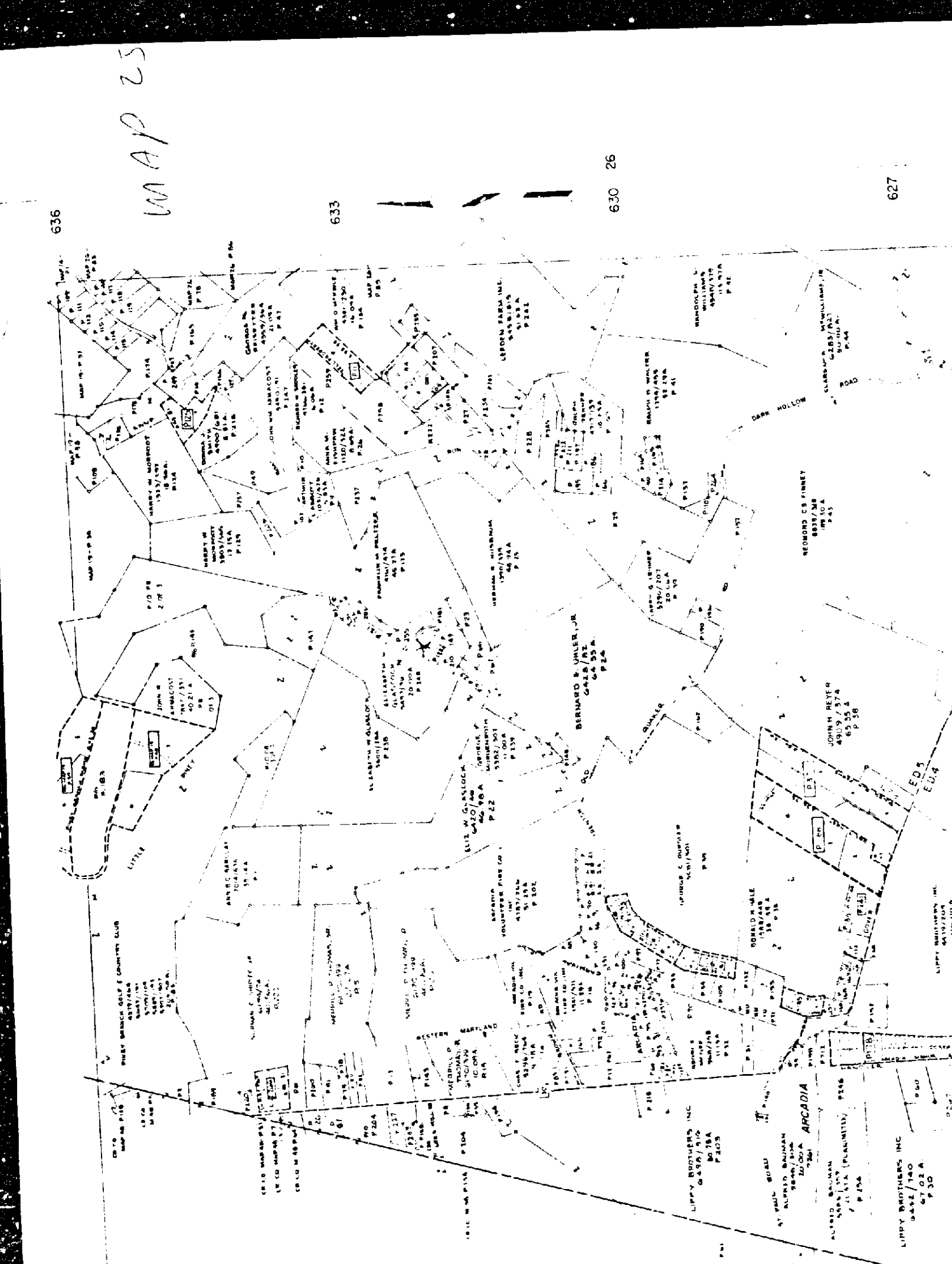
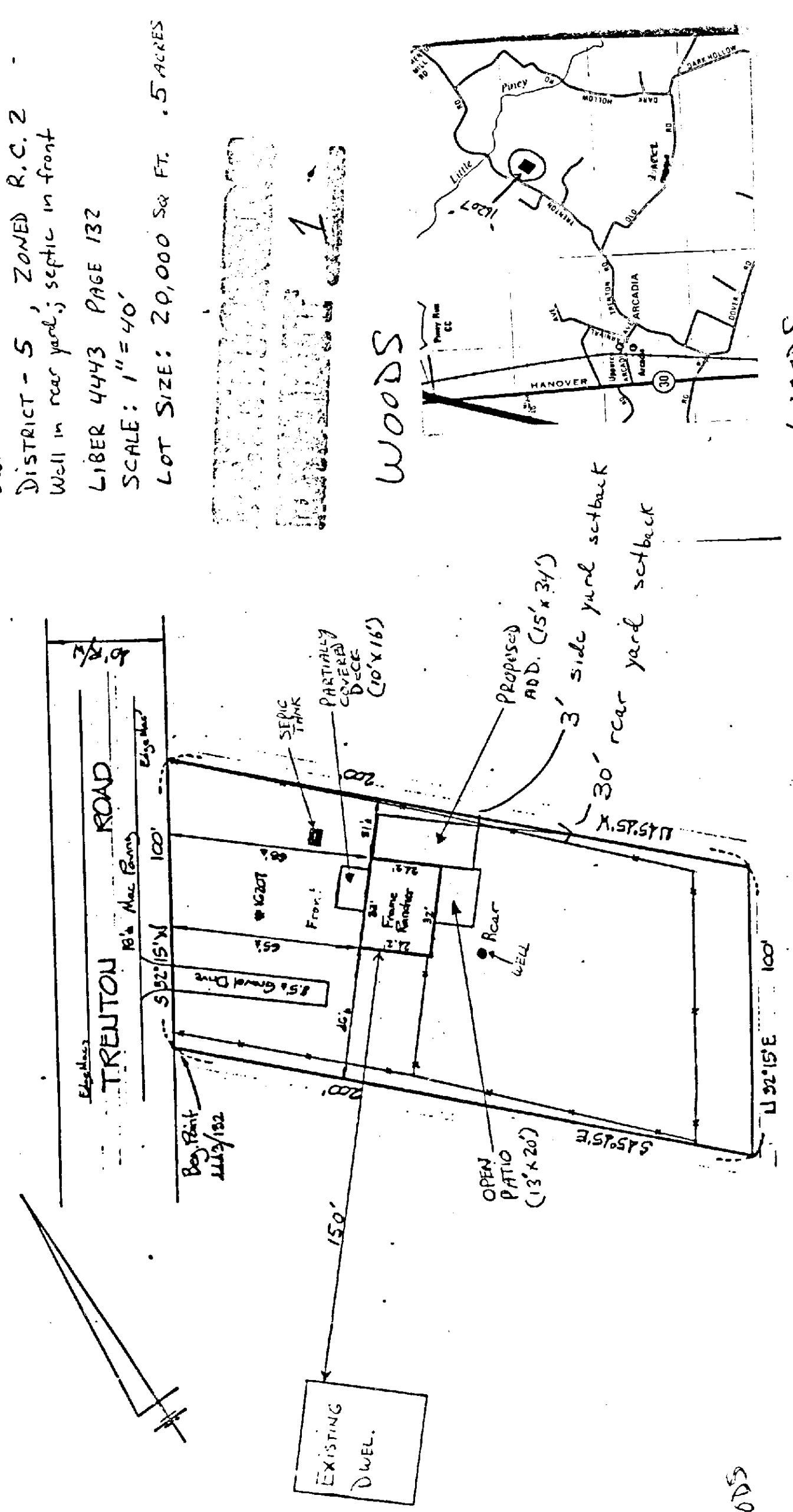
Please be advised that \$110.29 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring to the County Office, 111 W. Chesapeake Avenue, Towson, Maryland 21204, 15 minutes before the hearing.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No.	post set(s), there each set not
DATE	ACCOUNT	AMOUNT	
5/25/89	110.29		
RECEIVED FROM	Edward Sipel, et al.		
FOR	Posting & Advertisement for 5/25/89 hearing		
VALIDATION OR SIGNATURE OF CASHIER			

PLAT FOR ZONING VARIANCE  
OWNER - ED & VERONIQUE SIPLE  
DISTRICT - 5, ZONED R.C. 2  
Well in rear yard, septic in front  
LIBER 4443 PAGE 132  
SCALE: 1" = 40'  
LOT SIZE: 20,000 Sq. Ft. .5 ACRES





89-505-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
19th day of April, 1989.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Petitioner: Edward Sippel, et ux Received by: James E. Dyer  
Petitioner's Attorney: Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

080

MEMBERS  
Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

Mr. & Mrs. Edward Sippel  
16207 Trenton Road  
Upperco, MD 21155

RE: Item No. 419, Case No. 89-505-A  
Petitioner: Edward Sippel, et ux  
Petition for Zoning Variance

Dear Mr. Sippel:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development. Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:JW

Enclosures

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
(301) 887-3354

April 25, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, MD 21204

Dear Mr. Haines

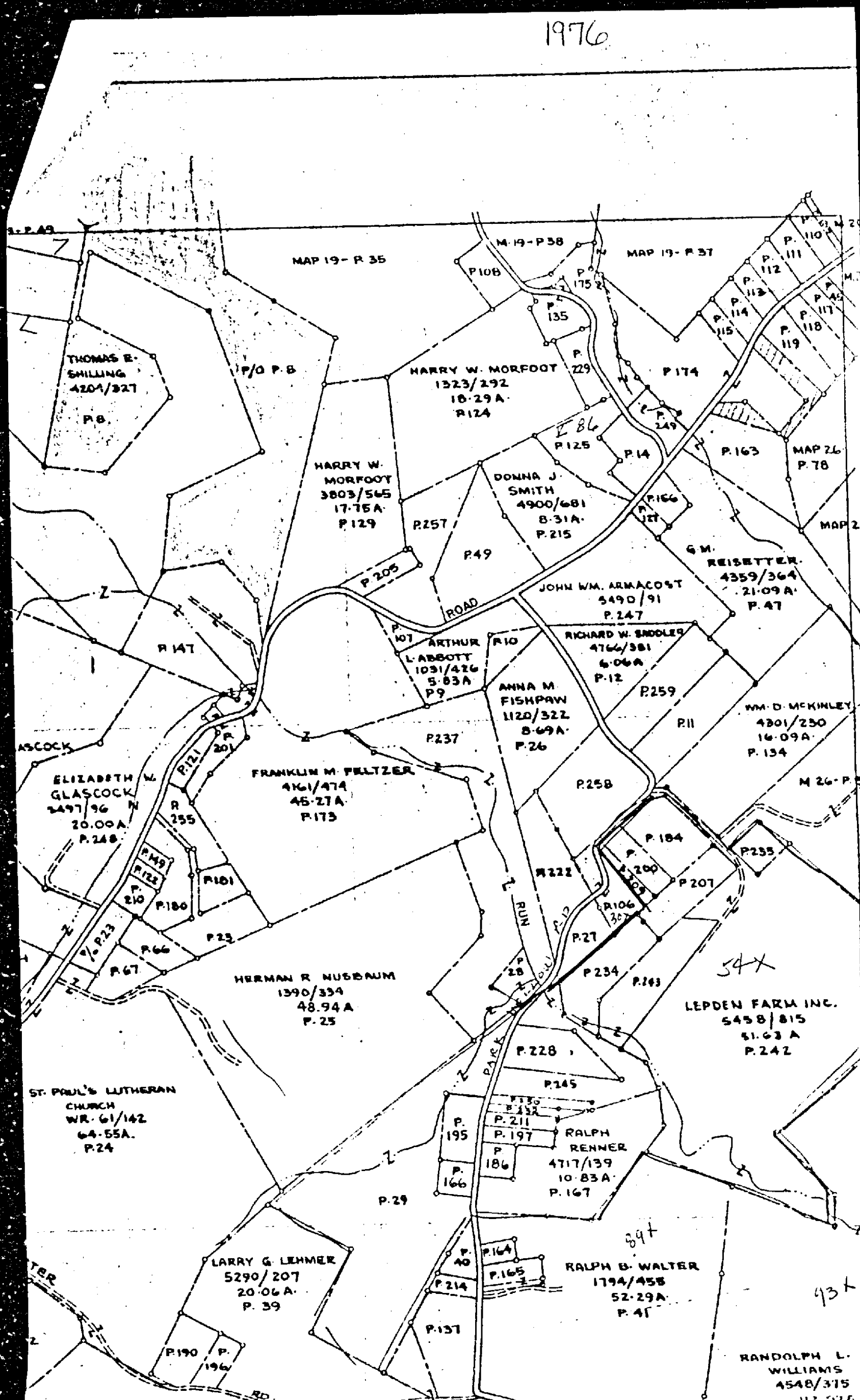
The Bureau of Traffic Engineering has no comments for items number 358, 388, 415, 418, 419, 420, 421, 422, and 423.

Very truly yours,

*Michael S. Planigan*  
Michael S. Planigan  
Traffic Engineer Assoc. II

MSF/lab

RECEIVED  
APR 28 1989  
ZONING OFFICE



Baltimore County  
Fire Department  
Towson, Maryland 21204-2386  
384-4300

Paul H. Reinisch  
Chief

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: Edward Sippel, et ux

Location: SE/S of Trenton Road, 1000' NE centerline of  
Old Quarter Road  
Item No.: 419 Zoning Agenda: 4/18/89

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1988 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reinisch* 4/18/89 NOTED & APPROVED: *Capt. Wm. Dredge*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-505-A  
Item No. 419

Edward Sippel, et ux

The Petitioners request variances to permit side yard and rear yard setbacks of 3 feet and 30 feet in lieu of the required 35 feet. In reference to this request, staff offers the following comment:

This office does not oppose this petition but suggests the petitioner to consider putting the addition on the other side of the building if there are no environmental constraints.

A:6989.EXT Pg.7

RECEIVED  
JUN 1 1989  
ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

RECEIVED  
MAY 17 1989

5-15-89  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 419, Zoning Advisory Committee Item # 419  
Property Owner: *Edward Sippel, et ux*

Location: *SE/S of Trenton Road* District: *5*  
Water Supply: *private* Sewage Disposal: *private*

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- ( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 687-3775, to obtain requirements for such installation(s) before work begins.
- ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any chabroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-3775 x 313.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 687-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and not removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_, conducted.  
( ) The results are valid until \_\_\_\_\_  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ( ) shall be valid until \_\_\_\_\_  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

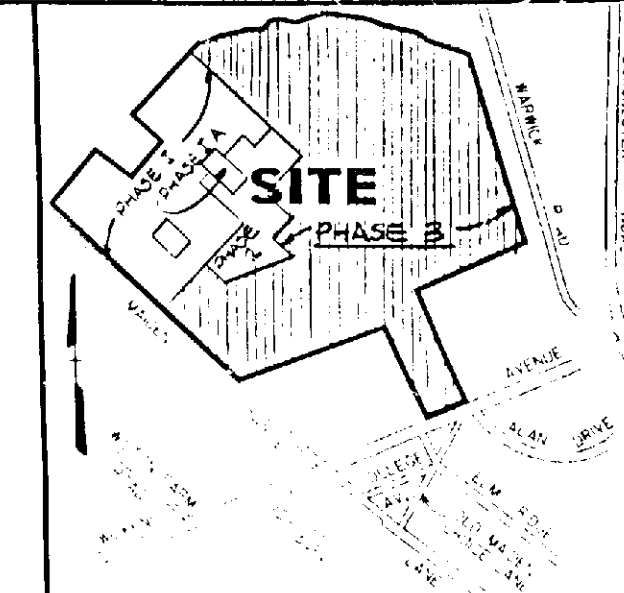
Others: *Septic system must be installed prior to being permit approval*

*J. D. Keller*  
J. D. KELLER  
DEPUTY DIRECTOR  
OFFICE OF PLANNING AND ZONING



Figure 1 is a cross-sectional diagram of a building facade. On the left, a vertical scale is marked from 0 to 30 feet. The central part of the diagram shows a building section with a 40-foot high window. Above the window, it is noted that the roof is 34 feet high by 15 feet wide by 30 feet deep, and that the minimum building-to-building spacing is 34 feet. Below the window, it is noted that the minimum window-to-window building-to-building spacing is 40 feet. On the right, the roof profile is shown, with the highest point of the roof and the highest point of the grade indicated. A vertical line on the right is labeled 34 degrees minimum.

MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
SINGLE FAMILY HOMES  
NOT TO SCALE



## VICINITY MAP

Need Section 5/8/89

Reason for 3rd Amendment ✓  
(MINOR AMENDMENT DUE TO  
BOMBING SHAPES CHANGE. NO  
HEADING REQUIRED)  
CHANGE A.L.F. BOMBING TO  
L-SHAPED INSTAD OF SQUARE SHAPE  
Bapnis




**DAFT McCUNE WALKER INC.**

SECOND AMENDED  
FINAL DEVELOPMENT PLAN

## CHARLESTOWN II

**PHASE 3**  
PUBLIC SERVICES CRG NO. 87155  
PLANNING NO. I - 225

ELECTION DISTRICT 1 BALTIMORE COUNTY, MARYLAND

		SCALE:
		1" = 100' JOB ORDER NO. 82028E ISSUED DATE 8-7-87

DATE	REVISIONS
0-2-00	SEVEN CORRECTIONS
0-23-00	ADDED NOTE 7 & 8
0-2-00	ADDED SECTION ON AMT. MEN
	1. MARKET POSITIONING STRATEGIES
	2. EXAMPLES

1/3

1/3